



An
Bord
Pleanála

**Board Order
PL 26.248847**

Planning and Development Acts 2000 to 2017

Planning Authority: Wexford County Council

Planning Register Reference Number: 20170518

Appeal by Edel Nolan care of Frank Ó'Gallachóir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 16th day of June, 2017 by Wexford County Council to grant subject to conditions a permission to J.A. Boland and Sons (Wexford) Limited care of Mahon and Fox of Iberius House, Common Quay Street, Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of a light industrial building and extension of internal access road together with all associated site works and ancillary services at Ardavan, Castlebridge, County Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location and scale of the proposed development in an established commercial area and its zoning for commercial purposes, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area, would not be likely to have a significant effect on the environment and would be in accordance with the proper planning and sustainable development of the area.

The Board noted and adopted the appropriate assessment carried out in the Inspector's report that the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on Wexford Harbour and Slobbs Special Protection Area (Site Code: 004076) or Slaney River Valley Special Area of Conservation (Site Code: 000781) or any other European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment (and submission of a Natura impact statement) is not, therefore, required.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. Only clean, uncontaminated storm water shall be discharged to the surface water soakaway. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of proposed surface water disposal arrangements.

Reason: In the interest of public health and to ensure a proper standard of development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

4. (a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall provide details of appropriate screen and boundary planting consisting predominantly of trees, shrubs and hedging of native species. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the substantial completion of external construction works.

(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and in the interest of visual amenity.

5. Prior to the commencement of development on site, a detailed invasive species management plan which shall include details of a five year programme for the control, monitoring and eradication of Japanese Knotweed on the site, shall be prepared in consultation with the National Parks and Wildlife Service (NPWS) and submitted to, and agreed in writing with, the planning authority. The plan shall be implemented under the supervision of a qualified and competent specialist, with appropriate experience and expertise in the treatment of Japanese Knotweed.

Reason: In the interest of the protection of the environment and to prevent the spread of invasive species.

